

Landscape Referral Response

Application Number:	DA2022/1975
Date:	24/01/2024
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 34 DP 20097 , 231 - 233 McCarrs Creek Road CHURCH POINT NSW 2105 Lot 35 DP 20097 , 231 - 233 McCarrs Creek Road CHURCH POINT NSW 2105

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

Amended Plans Comment 24/01/2024

Comments from Council's Bushland and Biodiversity section are noted.

The comments address concerns shared by Landscape Referral.

Additionally, the ability of the proposal to enable retention of street trees numbered T22, T24 and T25 is questioned due to the extent of excavation required to provide the driveway sand crossover within the steep existing embankment. Retaining walls within the road reserve will require approval from Council's Roads Assets section and if battering of the embankment is required, the trees will be adversely affected.

The proposal is not able to be supported with regard to landscape issues.

Original Comment

The application seeks consent for construction of a dwelling house.

The site is noted to be within the C4 Environmental Living Zone and on land previously undeveloped.

The site is well vegetated and it is apparent that any development will require removal of trees.

Concern is raised regarding the number of trees to be removed.

The Architectural Plans indicate removal of all trees on site and several in the road reserve and adjoining properties.

The Arborist's Report indicates that some trees on site and in the road reserve are to be retained.

Trees numbered 4, 8, 9, 10 and 14 are located on adjoining private land. These trees are indicated for removal. No written owners consent was noted with regard to these trees.

The site is noted to be bushfire prone land. The Bushfire Report indicates that the tree removal proposed is acceptable with regard to bushfire compliance. However, as it is not clear which trees are actually to be removed, clarification is required.

A clearly marked tree removal plan that corresponds to the Arborist' Report is required. The plan also need to be reviewed by the Bushfire Consultant to confirm that the trees to be retained are acceptable.

Clarification is also required regarding the status of trees on adjoining property to be removed.

As the site is in the C4 Zone, a landscape plan is required to indicate how the site is to be re-landscaped to comply with the bushfire requirements, objectives of the C4 Zone and requirements for landscaped open space site coverage.

At this stage, the proposal is not able to be supported with regard to landscape issues.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.